

FOR SALE



INVESTMENT OPPORTUNITY IN HEARTWOOD PRESERVE

114 N 145th St, Omaha, NE 68154

SETH V. CAMPBELL

President

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DAVID LESSOR

Designated Broker

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MANZITTO
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INVESTMENT OPPORTUNITY IN HEARTWOOD PRESERVE | RETAIL PROPERTY FOR SALE

114 N 145TH ST, OMAHA, NE 68154



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PROPERTY DESCRIPTION

Campbell Dana | Commercial Real Estate and Manzitto Real Estate are pleased to present this investment opportunity located in the highly sought after Heartwood Preserve. Heartwood Preserve is a Mixed use development with over 250 homes, 130 luxury condos, and 2.15 million square feet of office and retail space, a true mixed use located in the beating heart of Omaha, Nebraska. This multi-tenant, premium, retail asset is anchored by established tenants including 30hop and Apiary Social Club. These tenants form a symbiotic relationship, generating consistent consumer traffic.

Positioned in one of Omaha's premier mixed-use districts, the property benefits from excellent visibility, surrounding residential and office development, and a continually expanding retail presence. This offering presents investors with the opportunity to acquire a quality asset at a price point that returns a newly constructed building at a high capitalization rate.

PROPERTY HIGHLIGHTS

- Original long-term tenants
- High in-place capitalization on actual income
- Convenient access to Dodge Street and major transportation corridors
- Agent has equity; Manzitto Real Estate

OFFERING SUMMARY

Sale Price:	\$10,000,000.00
Cap Rate:	7.40%
Building Size:	15,468 SF
Lot Size:	1.293 Acres
Tenancy:	Multiple

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Sale Price	\$10,000,000.00
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LOCATION INFORMATION

Building Name	Investment Opportunity in Heartwood Preserve
Street Address	114 N 145th St
City, State, Zip	Omaha, NE 68154
County	Douglas
APN #	2502400524

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	MU
Lot Size	1.293 Acres

BUILDING INFORMATION

Building Size	15,468 SF
Building Class	A
Number of Floors	2
Year Built	2023
Number of Buildings	1



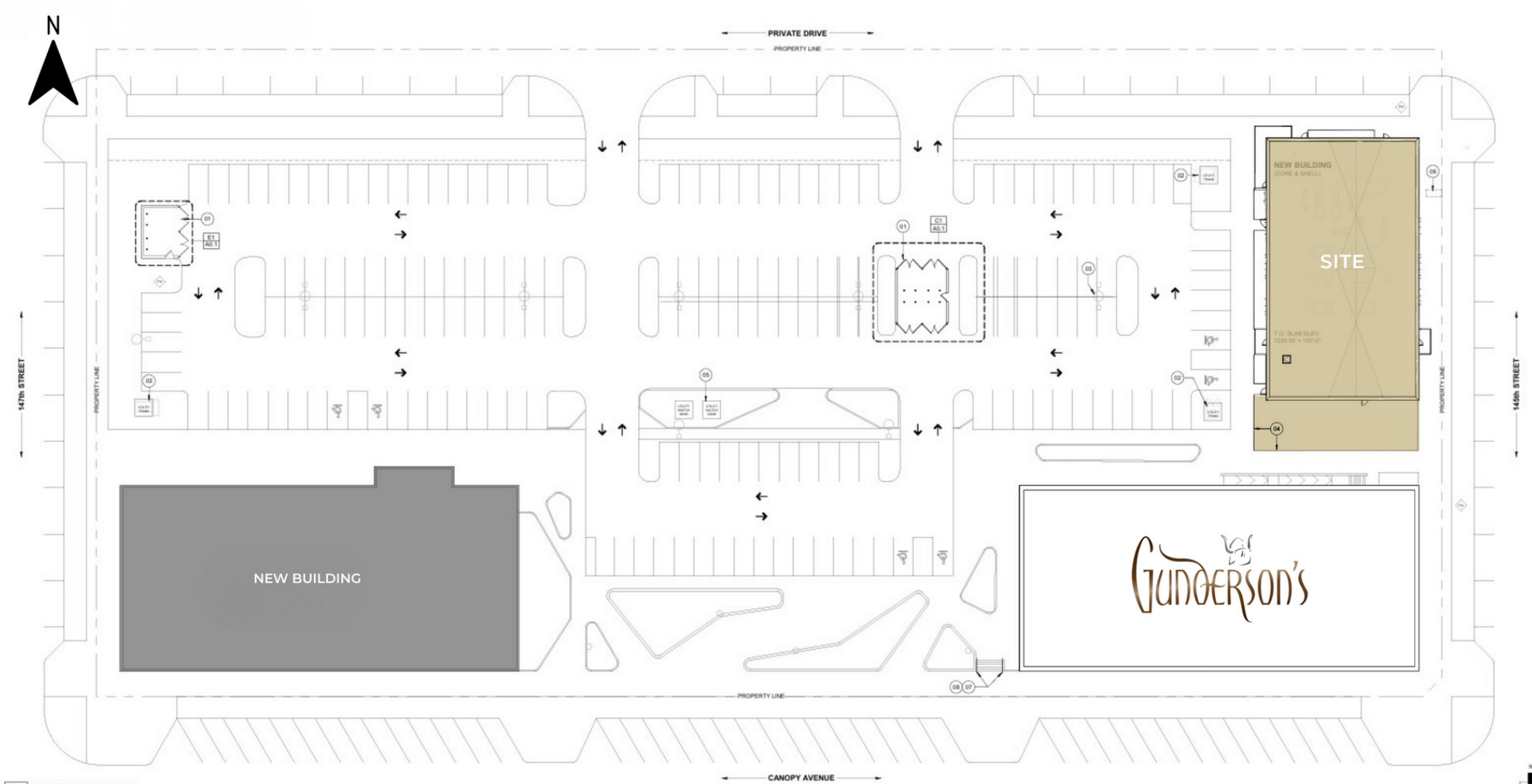
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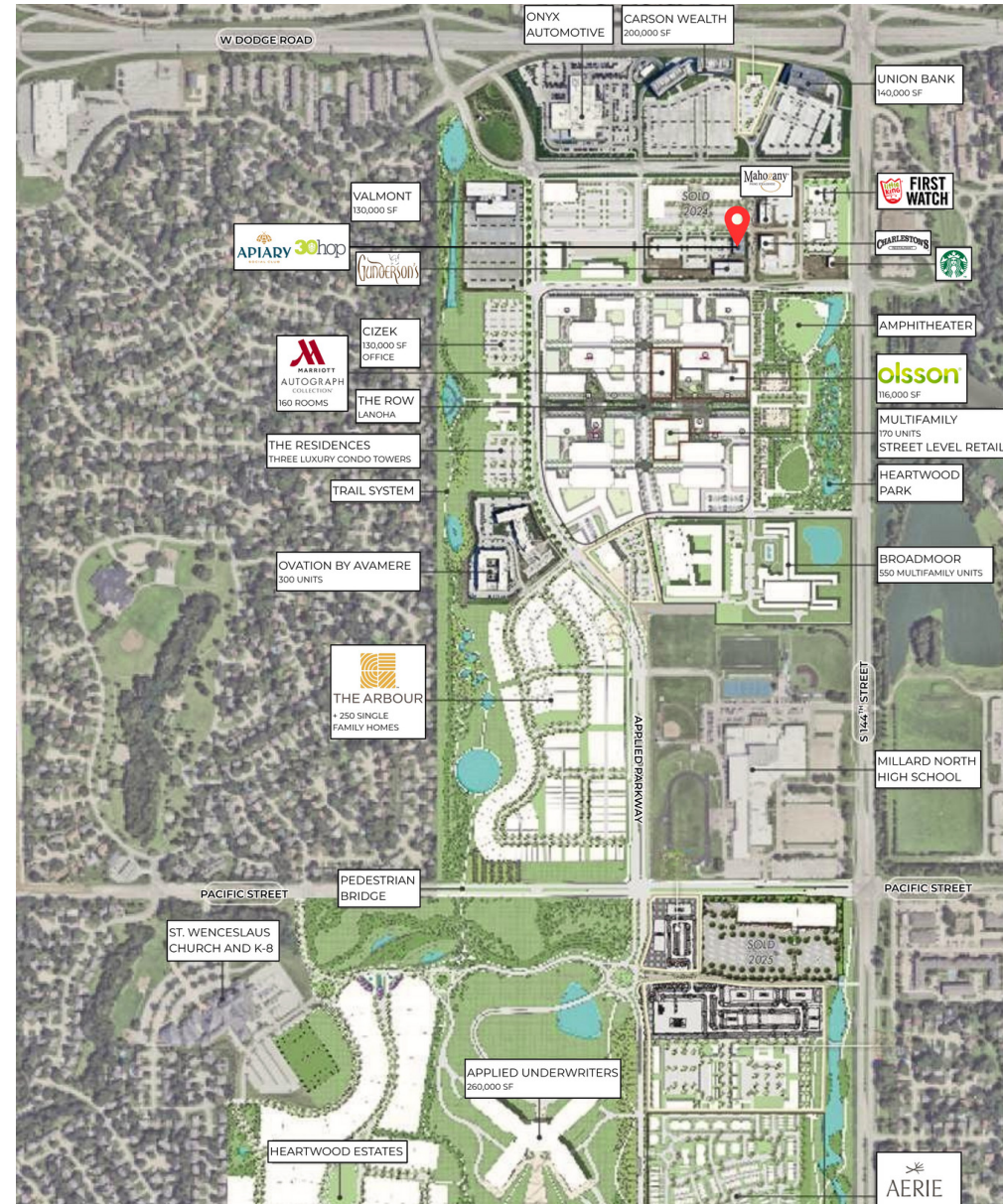
HEARTWOOD PRESERVE

Heartwood Preserve is a master-planned mixed-use development adjacent to the historic Boys Town campus in Omaha, Nebraska. Designed to integrate residential, office, retail, hospitality, and recreational uses, the development has become a premier destination for businesses, residents, and visitors alike. Through thoughtful planning, significant infrastructure investment, and an emphasis on green space and walkability, Heartwood Preserve has established itself as one of the region's most significant and transformative development projects.

DEVELOPMENT INCLUDES

- 250+ Single-Family Homes
- 130+ Luxury Condos
- 500+ Multi-Family Units
- 1.65 Million Square Feet of Office Space
- 500,000 Square Feet of Retail Space
- 80 Acres of Parks and Open Space
- 8 Miles of Trails and Paths
- 8,000 Person Capacity Amphitheater

* Sourced from heartwoodomaha.com *



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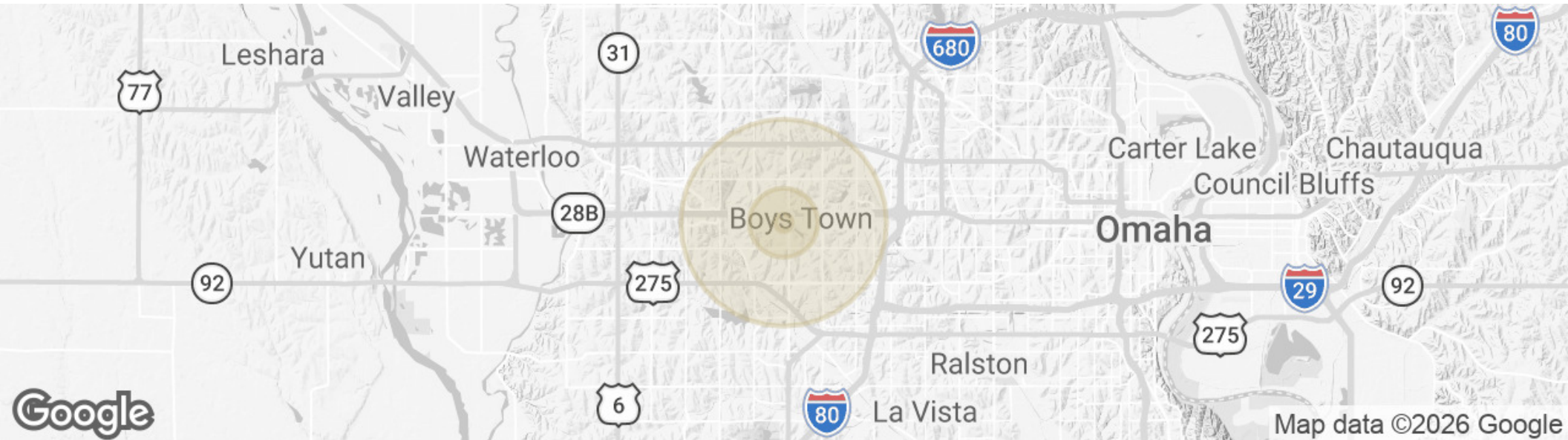
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POPULATION	0.25 MILES	1 MILE	3 MILES
Total Population	100	8,034	91,199
Average Age	19.9	39.5	41.2
Average Age (Male)	18.5	36.4	39.5
Average Age (Female)	27.3	41.3	42.0
HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	3 MILES
Total Households	1	2,826	37,189
# of Persons per HH	100.0	2.8	2.5
Average HH Income	\$416,199	\$143,732	\$130,685
Average House Value		\$342,160	\$328,817

2023 American Community Survey (ACS)



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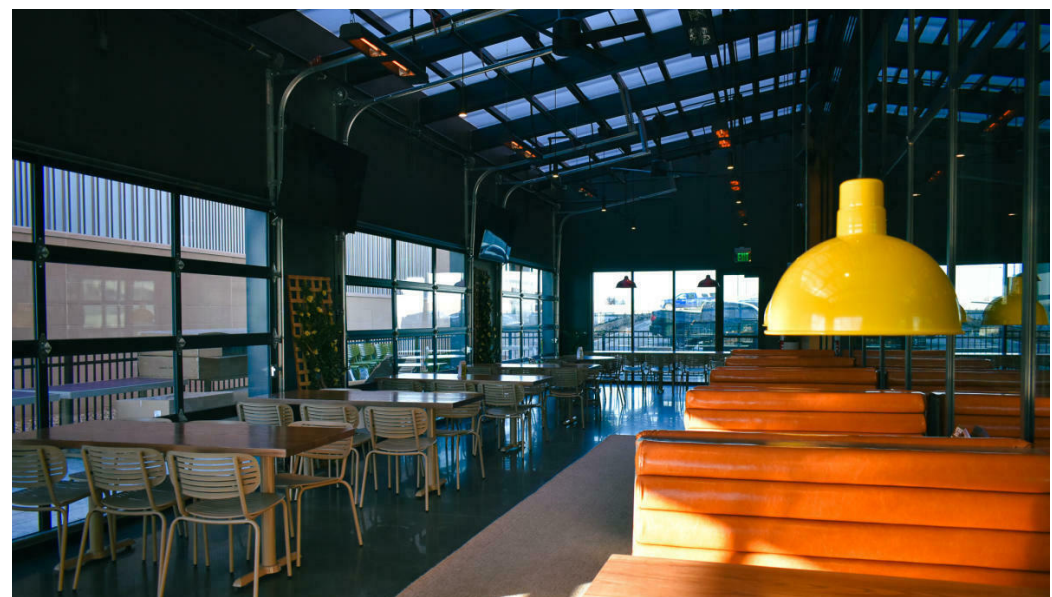
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INVESTMENT OPPORTUNITY IN HEARTWOOD PRESERVE | 30HOP INTERIOR

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INVESTMENT OPPORTUNITY IN HEARTWOOD PRESERVE | APIARY INTERIOR

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INVESTMENT OPPORTUNITY IN HEARTWOOD PRESERVE | EXTERIOR

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DISCLOSURE

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